CITY OF LONG BEACH Department of Planning and Building

Department of Planning and Building

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AGENDA

ZONING ADMINISTRATIVE HEARING
MONDAY, JUNE 14, 2004
1:00 PM – FIFTH FLOOR – CONFERENCE ROOM
GREG CARPENTER, ZONING ADMINISTRATOR

CONSENT CALENDAR

1. Case No. 0304-27 (Mod – SV, LCDP) 11 Sea Isle Dr

CC

Fence height of 6 feet, 6 inches in the front yard setback area (instead of not more than 3 feet in height).

ACTION:

2. Case No. 0311-04 (SV)

441 E 17th St

JR

Request to convert a portion of the first floor garage to living area setback 5' from the rear property line (instead of not less than 10'), while still providing a minimum of a two-car garage.

ACTION:

3. Case No. 0401-27 (SPR, AUP)

2923-2933 E Anaheim St

JV

The proposal is to construct a 5,400 square foot retail building for a vehicle parts store (AutoZone). The proposal does not include on-site installation of auto parts.

ACTION:

4. Case No. 0404-29 (LM)

2001 W Anaheim St

DB

Merger of 15 lots in an industrial zone.

ACTION:

5. Case No. 0405-16 (SV)

2800 E 4th St

LF

A request to enlarge and relocate an existing curb cut on 4th Street for two-way traffic 30'6" from the intersection of Temple Avenue (instead of not less than 40'0" from the intersection, 2/3's the width of the lot).

ACTION:

CONTINUED ITEM

6. Case No. 0403-35 (SV, LCDP, LLA) 25 Laguna PI (Continued from May 10, 2004)

LF

Convert four lots to two lots, construct a new three story duplex and five car garage with the following code exceptions: 1) A garage setback of 2'0" from Ocean Blvd and 6" from Laguna Place (instead of a 20'0" setback); 2) A 6" front yard setback from Ocean Blvd (instead of 3'0"); 3) A 6" corner cutoff at the intersection of Laguna Place and Ocean Blvd (instead of a 6' by 6' corner cutoff); 4) A street side yard setback off Laguna Place of 0' (instead of 3'0"); 5) Garage size of 1,238 sq. ft. (instead of not more than1,100 sq. ft.); 6) No open space for the front unit (instead of 2% of the lot area); 7) Two curb cuts (instead of one), a 38'0" wide curb cut off Laguna Place (instead of not more than 20'0"), and a curb cut 14'5" from the intersection on Laguna Place and 23'0" from Ocean Blvd (instead of 30'0" from the intersection); and 8) Roof eave setback to the side property line of 2'0'" (instead of 2'6"); and 9) a 2'0" garage side yard setback in the front half of the lot (instead of a 3'0" setback along the west property line).

ACTION:

7. Case No. 0403-39 (SV, LCDP, LLA) 5554 Bayshore Walk (Continued from May 10, 2004)

LF

LF

Convert four lots to two lots, construct a new three story duplex and a 3-car garage with the following code exceptions: 1) Garage setback of 6" from Ocean Blvd (instead of 20'0"); 2) A 1'0" front yard setback from Ocean Blvd (instead of 3'0"); 3) A 0' side setback in the front half of the lot for the garage (instead of a 3'0" side yard setback along the west property line); 4) A reduced corner cutoff along the west property line (instead of a 6' by 6' corner cutoff); 5) A garage size of 1,300 sq. ft. (instead of not more than 1,100 sq. ft.); 6) Four (4) parking spaces with one tandem space (instead of four (4) side-by-side parking spaces); 7) No open space for one of the dwelling units (instead of 2% of the lot area); 8) Roof eave setback to the side property line of 2'0" (instead of 2'6");and 9) Curb cut width of 32'6" (instead of not more than 20').

ACTION:

8. Case No. 0404-24 (LCDP, AUP) 1900 E Ocean Blvd
(Continued from May 24, 2004)

Request to modify Special Use Permit (S-149-66) to convert an 800 sq. ft. residential unit on the first floor to a day spa for residents use only.

ACTION:

REGULAR AGENDA

9. Case No. 0404-09 (SPR, SV)

4035 Via Oro Ave

J۷

The proposal is to construct an 8,064 sq. ft. addition to the existing Mercedes Benz Testing Facility. The addition would be set back 5'-0" from the south side property line (instead of not less than 20'-0") and a total of 51 parking spaces will be provided (instead of not less than 91).

ACTION:

10. Case No. 0404-27 (SV, LCDP)

5624 Naples Canal

JR

Request to install two garden windows that project 1'-1" into the interior side yard (instead of not more than 6").

ACTION:

11. Case No. 0405-05 (SV)

3466 Julian Ave

JM

Applicant is requesting permission to construct a second story addition with a 15' front yard setback instead of the required 20'; a bay window that projects 7' instead of not more than 2.5'; and eaves that project 6' instead of not more than 2.5' into the front yard setback.

ACTION:

12. Case No. 0405-06 (SV)

665-681 Redondo Ave and 3322-3340 E 7th St

CC

Remodel existing commercial building (3322-3340 East 7th Street) and construct one story, 2,500 square foot commercial building (665-681 Redondo Avenue) with the following code exception: 1) Parking located 11 feet from property line fronting Redondo Ave (instead of not less than 30 feet).

ACTION:

13. Case No. 0405-14 (SV)

3940 E 6th St

DB

2nd story addition to a single family home, with the following code exceptions: 1) Floor area ratio of 0.68 (instead of not more than 0.6); and 2) Rear yard setback of 5 feet (instead of not less than 12'6").

ACTION: